



**TOWNSHIP OF LONG HILL**  
**COUNTY OF MORRIS**  
Gillette, Homestead Park, Meyersville, Millington, Stirling

TOWNSHIP OFFICES;  
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**ZONING BOARD OF ADJUSTMENT**  
**MINUTES OF THE REGULAR MEETING / HEARING**  
**June 21, 2022**

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The Long Hill Zoning Board of Adjustment met for a Regular Meeting/Hearing in the Court Room of the Township of Long Hill Municipal Building located at 915 Valley Road, Gillette, New Jersey. The Meeting was also available on LHTV and on the Township website.

*At 7:31 pm, Chairman Gerecht made the following announcements:*

- (1) **Call to Order and Statement of Compliance**
- (2) **Standard Board Procedures**
- (3) **Meeting Cut-Off**
- (4) **Electronic Devices**
  
- (5) **Pledge of Allegiance** – Recited by all in attendance
- (6) **Roll Call** – Board Secretary Coonce called the roll:

Present:	Ed Gerecht, Chairman	Absent/Excused:	Jerry Aroneo
	Brian Johnson, Vice Chairman		
	Gary Gianakis		
	Tom Grosskopf		
	Scott Hain		
	Jonathan Rosenberg		
	Ben Lindeman (Alt. #1)		
	Jessica Brennan (Alt. #2)		
	Debra Coonce, Board Secretary		
	Steven Warner, Esq., Board Attorney		
	Samantha Anello, Board Engineer		
	Elizabeth Leheny, Board Planner		

- (7) **Resolution Extension** –

***00 Oaks Road, LLC (Omar & Anas Elissa) / Application No. 19-10Z***

Upon motion made by Mr. Grosskopf and seconded by Mr. Rosenberg, the resolution extension was approved for a period of two (2) years by the unanimous votes of Mr. Grosskopf, Mr. Rosenberg, Mr. Gianakis, Mr. Hain, Mr. Lindeman, Vice Chairman Johnson and Chairman Gerecht; they being all members present and eligible to vote.

- (8) **Resolutions** –

***Robert Hessels/David & Maureen Singh / Application No. 22-04Z***

Upon motion made by Vice Chairman Johnson and seconded by Mr. Lindeman, the resolution was memorialized by the unanimous votes of Vice Chairman Johnson, Mr. Lindeman and Ms. Brennan; they being all members present and eligible to vote.

***NGK Investments, LLC / Application No. 22-02Z***

Upon motion made by Ms. Brennan and seconded by Mr. Lindeman, the resolution was memorialized by the unanimous votes of Ms. Brennan, Mr. Lindeman and Vice Chairman Johnson; they being all members present and eligible to vote.

**(9) Meeting Minutes –**

Upon motion made and seconded, the Meeting Minutes of May 17, 2022 and June 7, 2022 were approved as presented.

**(10) Applications –**

*VariANCES (Carried from 6/7/22 – Applicant Re-noticed)*

Block 12203 / Lot 13.02 / Zone R-3

118 Waverly Avenue

Application No. 22-03Z

Gaurang & Vinita Patel

Applicant proposes to construct a rear yard patio.

Board Engineer Anello and Board Planner Leheny were sworn in to offer testimony on behalf of the Township.

Frederick Zelle, Esq. appeared on behalf of the Applicant.

Witnesses that remain sworn in to offer testimony on behalf of the Applicant:

Gaurang Patel, as Owner/Applicant

Christian Kastrud, as Engineer

A copy of the original plot plan (3 pages) of the existing house was submitted and marked as Exhibit A-1.

Portions of the original architectural plans (3 pages) were submitted and marked as Exhibit A-2.

A previous version of the Township's Land Use Bulk Requirements was submitted and marked as Exhibit A-3.

A new site plan with a reduced proposed patio was submitted and marked as Exhibit A-4.

No members of the public were present with questions or comments for the Applicant.

During testimony, the Board agreed the square footage of the existing home is a pre-existing condition and did not feel as if a "d" variance was required. The Board thanked the applicant for revising their proposed plans in order to lessen the impact of impervious coverage on the property, and further noted they believe the proposed patio to be a beneficial improvement to the property thus having no detriments.

Upon motion made by Mr. Gianakis and seconded by Mr. Rosenberg, the application was approved with conditions subject to a memorializing resolution by the unanimous votes of Mr. Gianakis, Mr. Rosenberg, Mr. Grosskopf, Mr. Hain, Mr. Lindeman, Vice Chairman Johnson and Chairman Gerecht; they being all members present and eligible to vote.

**(11) Old/New Business – None.**

**(12) Adjournment – The Regular Meeting/Hearing was adjourned at 9:20 pm.**

Respectfully submitted,



Debra Coonce

Zoning Board Secretary

Planning & Zoning Board Coordinator

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*Videos of Planning Board meeting(s) are available on the Township website at [www.longhillnj.gov](http://www.longhillnj.gov). Audio recordings of the meeting(s) are available for purchase by filing an OPRA (Open Public Records Act) request through the Municipal Clerk's office. All documents relating to applications may be examined by the public in the Planning & Zoning Office located in the Township of Long Hill Municipal Building.*